



City of Seattle

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Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2305346
Applicant Name: Johnston Architects for Seattle Public Library
Address of Proposal: 8604 8TH Avenue South

SUMMARY OF PROPOSED ACTION

Master use permit to establish use for future construction of a one-story, 5,019 square foot institution (Seattle Public Library). Surface parking for 10 vehicles will be provided on site.*

The following approval is required:

SEPA - Environmental Determination
(Chapter 25.05, Seattle Municipal Code (SMC))

SEPA DETERMINATION

☐ Exempt ☐ DNS ☐ MDNS ☐ EIS

☒ DNS with conditions*

☐ DNS involving non-exempt grading or demolition or involving another agency with jurisdiction.

Project originally noticed as Master use permit to establish use for future construction of a one-story, 5,019 square foot institution (Seattle Public Library). Surface parking for nine vehicles will be provided on site.

BACKGROUND DATA

Property Characteristics

The 11,900 square foot project site is zoned Neighborhood Commercial 2 with a 40 foot height limit (NC2-40) and is currently vacant land. The site is at the southeast corner of S. Cloverdale Street and 8th Avenue South in the South Park neighborhood.

Surrounding property to the north, south and west is zoned NC2-40. Property to the east is zoned Lowrise 2.

South Cloverdale Street to the north is designated as an arterial and retains an undersized right of way. The applicant is required to setback the building by 3 feet to accommodate future right of way. An improved alley to the south retains an undersized right of way and requires a 3 foot dedication. Eighth Avenue South bounds the site to the west.

The topography of the site is generally flat with no unusual features noted on the survey.

Proposal

The proposal consists of the construction of a 1 -story, 5,000 square foot Seattle Public Library (South Park Branch). Surface parking accessed from the alley will be provided for 10 vehicles. The design features a small plaza with seating, landscaping, special paving, unique lighting to illuminate the exterior walls (gobos) and signage that incorporates a water feature. The interior of the library will include book stacks, children's area, small study rooms, restrooms and staff offices and work spaces. Unlike other branches, this branch does not include a meeting space.

Public Comment

No comment letters were received during the public comment period which ended on August 11, 2004.

Seattle Design Commission

This proposal is subject to review by the Seattle Design Commission (SDC) because it is a City Facility (Seattle public branch library). The Commission's role is to advise the project designer in an effort to foster well-designed projects that are worthy of civic projects. The SDC reviewed the design on August 7, 2003, February 19, 2004 and May 6, 2004. The SDC supported the overall development proposal and program. For complete SDC actions and comments, the approved minutes from the three meetings are available on the CityDesign website located at <http://www.cityofseattle.net/dpd/citydesign>.

ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated October 6, 2004 and annotated by the Department. The information in the checklist, supplemental information provided by the applicant, project plans, and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 23.05.665) discusses the relationship between the City's code/policies and environmental review. The Overview Policy states, in part, "Where City regulations have been adopted to address an environmental impact; it shall be presumed that such regulations are

adequate to achieve sufficient mitigation” subject to some limitation. The Overview Policy in SMC 23.05.665 D1-7, states that in limited circumstances it may be appropriate to deny or mitigate a project based on adverse environmental impacts.

The policies for specific elements of the environment (SMC 25.05.675) describe the relationship with the Overview Policy and indicate when the Overview Policy is applicable. Not all elements of the environment are subject to the Overview Policy (e.g., Traffic and Transportation, Plants and Animals and Shadows on Open Spaces). A detailed discussion of some of the specific elements of the environment and potential impacts is appropriate.

Short-term Impacts

The following temporary or construction-related impacts are expected: decreased air quality due to suspended particulate from building activities and hydrocarbon emissions from construction vehicles and equipment; increased dust caused by construction activities; potential soil erosion and potential disturbance to subsurface soils during grading, excavation, and general site work; increased traffic and demand for parking from construction equipment and personnel; conflict with normal pedestrian movement adjacent to the site; increased noise; and consumption of renewable and non-renewable resources.

Several adopted City codes and/or ordinances provide mitigation for some of the identified construction related impacts. Specifically these are: Stormwater, Grading and Drainage Control Code (grading, site excavation and soil erosion); Street Use Ordinance (watering streets to suppress dust, removal of debris, and obstruction of the pedestrian right-of-way); Compliance with these applicable codes and ordinances will reduce or eliminate most short-term impacts, but impacts such as air quality and noise require further discussion and may require SEPA mitigation.

Noise

The project is expected to generate loud noise during grading and construction. These impacts would be especially adverse in the early morning, in the evening, and on weekends. Properties to the south and east are developed with apartments and will be impacted by construction noise. Pursuant to SEPA authority, the applicant will be required to limit periods of construction to between the hours of 7:30 a.m. and 6:00 p.m. during non-holiday weekdays. This condition may be modified by DPD to allow work of an emergency nature or allow low noise interior work after the exterior of the structure is enclosed. This condition may also be modified to permit low noise exterior work (e.g., installation of landscaping) after approval from DPD.

Long-term Impacts

Long-term or use-related impacts are also anticipated as a result of approval of this proposal including: increased bulk and scale on the site; increased traffic in the area and increased demand for parking; increased demand for public services and utilities; and increased light and glare; increased energy demand; increased ambient noise associated with increased human activity and vehicular movement.

Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: the Stormwater, Grading and Drainage Control Code which requires on site detention of stormwater with provisions for controlled tightline release to an approved outlet and may require additional design elements to prevent isolated flooding; the City Energy Code which will require insulation for outside walls and energy efficient windows; the Seattle Building Code which provides prescriptive construction techniques and standards; and the Land Use Code which controls site coverage, setbacks, building height and use and contains other development and use regulations to assure compatible development. Compliance with these applicable codes and ordinances is adequate to achieve sufficient mitigation of most long term long term impacts, although some impacts warrant further discussion and possible mitigation.

Traffic

The 5,000 square foot library is not expected to generate a significant amount of vehicle trips in the peak hours. The additional vehicle trips are not expected to have an adverse impact on traffic conditions or reduce the level of service at nearby intersections. Therefore, no mitigation of traffic impacts under SEPA is warranted for this project.

Parking

The proposed project is to provide parking for 10 vehicles, and the code required parking for the project is 10 parking spaces. The peak parking demand for proposed library projects Citywide is estimated to be 2.08 vehicles per 1000 square feet so based on that ratio the expected peak parking demand is expected to be 10.4 parking spaces. The street parking, based on visual observation would be able to accommodate some spillover parking demand; although, little or no spillover is expected. No SEPA mitigation for parking impacts is necessary.

Other Impacts

The other impacts such as but not limited to, increased bulk and scale, increased ambient noise, and increased demand on public services and utilities are mitigated by codes and are not sufficiently adverse to warrant further mitigation by condition.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 2c.
- [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030 2c.

CONDITIONS –SEPA

During Construction

The following condition(s) to be enforced during construction shall be posted at the site in a location on the property line that is visible and accessible to the public and to construction personnel from the street right-of-way. If more than one street abuts the site, conditions shall be posted at each street. The conditions will be affixed to placards prepared by DPD. The placards will be issued along with the building permit set of plans. The placards shall be laminated with clear plastic or other waterproofing material and shall remain posted on-site for the duration of the construction.

1. The hours of construction activity shall be limited to non holiday weekdays between the hours of 7:30 a.m. and 6:00 p.m. This condition may be modified by DPD to allow work of an emergency nature or allow low noise interior work after the exterior of the structure is enclosed. This condition may also be modified to permit low noise exterior work (e.g., installation of landscaping) after approval from DPD.

Signature: (signature on file) Date: December 2, 2004
Jess E. Harris, AICP, Senior Land Use Planner